## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

10 Grey Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$3,000,000		&		\$3,300,000				
Median sale pi	rice								
Median price	\$2,965,000	Pro	operty Type	Hou	ise		Suburb	Balwyn	
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV		

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	30 Gordon St DEEPDENE 3103	\$3,400,000	06/12/2023
2	3 Inverness Way BALWYN NORTH 3104	\$3,250,000	21/03/2024
3	28 Grey St BALWYN 3103	\$3,205,000	24/02/2024

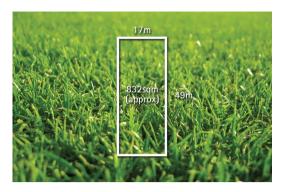
OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/03/2024 10:14







Rooms: 4 Property Type: House Land Size: 832 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price December quarter 2023: \$2,965,000

# **Comparable Properties**



30 Gordon St DEEPDENE 3103 (REI/VG)

3 Inverness Way BALWYN NORTH 3104 (REI)



Price: \$3,400,000 Method: Private Sale Date: 06/12/2023 Property Type: House Land Size: 697 sqm approx

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#### Agent Comments



Price: \$3,250,000 Method: Sold Before Auction Date: 21/03/2024 Property Type: House (Res)

Land Size: 836 sqm approx



28 Grey St BALWYN 3103 (REI)

Agent Comments

Agent Comments

Price: \$3,205,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 768 sqm approx

#### Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088





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